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OUR FILE NUMBER

September 19, 1990

VIA FEDERAL EXPRESS

Mr. Reid Holderman  
California State Coastal Conservancy  
1330 Broadway, Suite 1100  
Oakland, CA 94612-2530

Re: Coastal Commission  
Permit No.: 5-89-1197  
Applicant: J. A. Edwards Trustee  
for J.A. Edwards Trust, 1989

Dear Mr. Holderman:

For your review prior to our October 2, 1990 meeting, herewith is a copy of John Wallis' design for improvement of the Chiate-Wildman easement and his cost break down based thereon.

We would appreciate receiving a copy of the drawings which were used by C. Gary Hyden, GCH Group, dated February 23, 1990, to prepare your estimate of the cost of

Mr. Reid Holderman  
September 19, 1990  
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such improvement by return mail so that we can evaluate it  
prior to our meeting.

Very truly yours,



Marvin G. Burns of  
DE CASTRO, WEST, CHODOROW & BURNS, INC.

MGB/cam  
Encl.

RECEIVED

SEP 20 1990

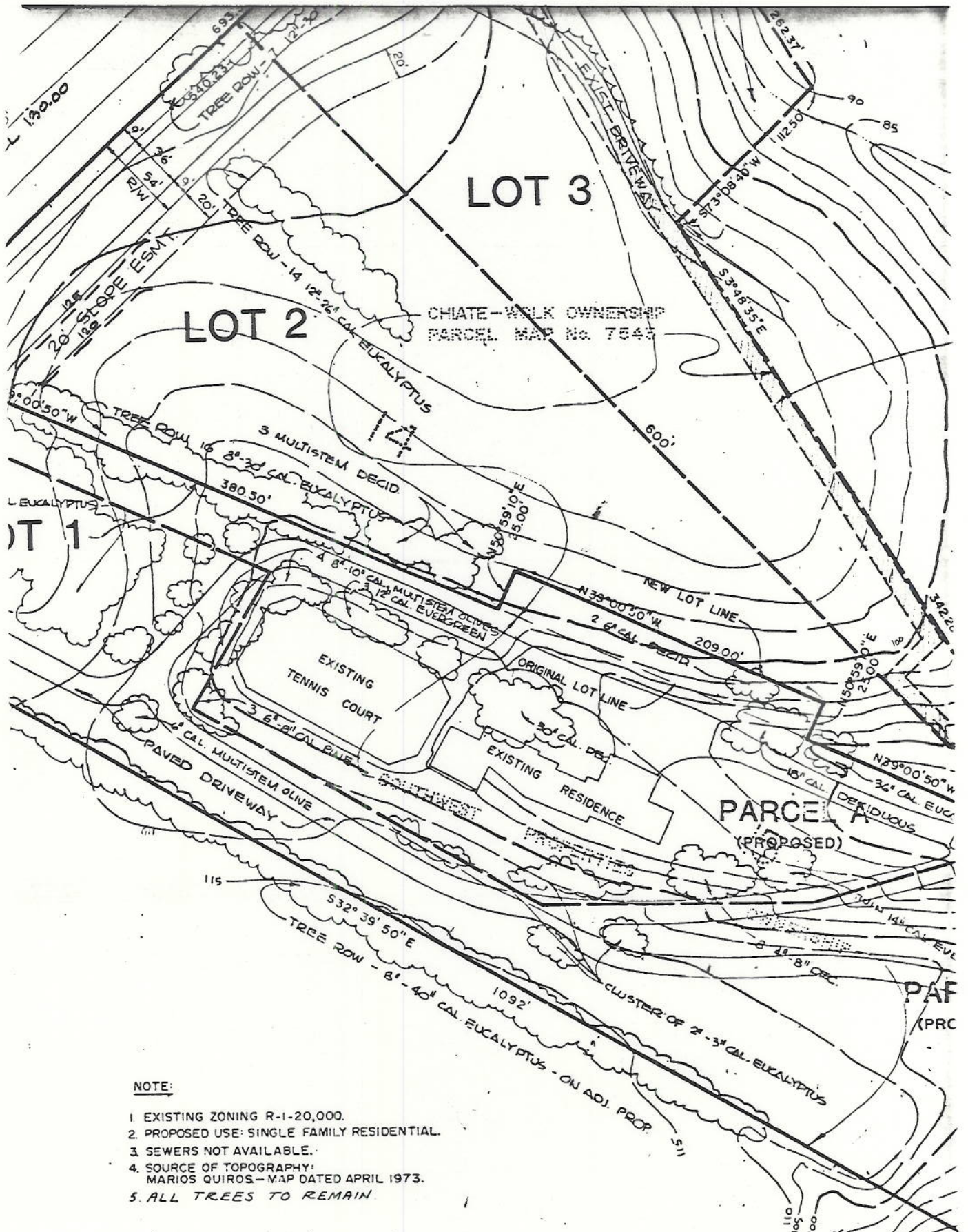
STATE COASTAL CONSERVANCY  
OAKLAND, CALIF.

CHIATE-WILDEMAN COASTAL ACCESS  
Development/Projected Budget Estimate

<u>Description</u>		<u>Totals</u>
1.	Performance and Materials Bonds	\$ 3,500
2.	Seeding	\$ 260
3.	Signs	\$ 500
4.	Topography as required	\$ 7,000
5.	Roughgrading Parking Lot Area (30,000 @ 10¢ sf)	\$ 3,000
6.	Fine Grading Parking Area ( " " )	\$ 3,000
7.	Compacting Slopes at P.Lot(12,000 @ 10¢ sf)	\$ 1,200
8.	Paving 2" AC Over 4" Base Striping/Curbs Included (15,000 @ 2.15)	\$ 32,250
9.	Pathway (6 ft.wide) Figured @ 10ft. 8,800 sf @ 2.50 sf (Note: Decomposed Granite or A.C.Paving w/Railroad Ties at Steeper Areas)	\$ 22,000
10.	Path Grading (8,800 @ 20¢ sf)	\$ 1,760
11.	Stairways: A 15 lin.ft.@ \$150	\$ 2,250
	B 45 lin.ft.@ \$150	\$ 6,750
12.	Bridge (25 lin.ft. @ \$500 lin.ft.)	\$ 12,500
13.	Caissons (two @ \$3,000 ea.)	\$ 6,000
14.	Concrete Retaining Walls:	
	A 180 lin.ft.x 10 <sup>F</sup> H 6ft @\$20/sf	\$ 36,000
	B 140 lin.ft.x 10 <sup>F</sup> H 6ft	\$ 28,000
15.	Fencing (8ft.Chainlink 1780 lin.ft. @ \$8 lf	\$ 14,240
	SUB TOTAL	\$ 180,210
	Contractor Profit (10%+10% or 21% rounded)	\$ 37,844
	Engineering, Architect Plans & Specs (10%)	\$ 18,000
	PRIVATE CONTRACTOR - <u>GRAND TOTAL I</u>	\$ 236,054

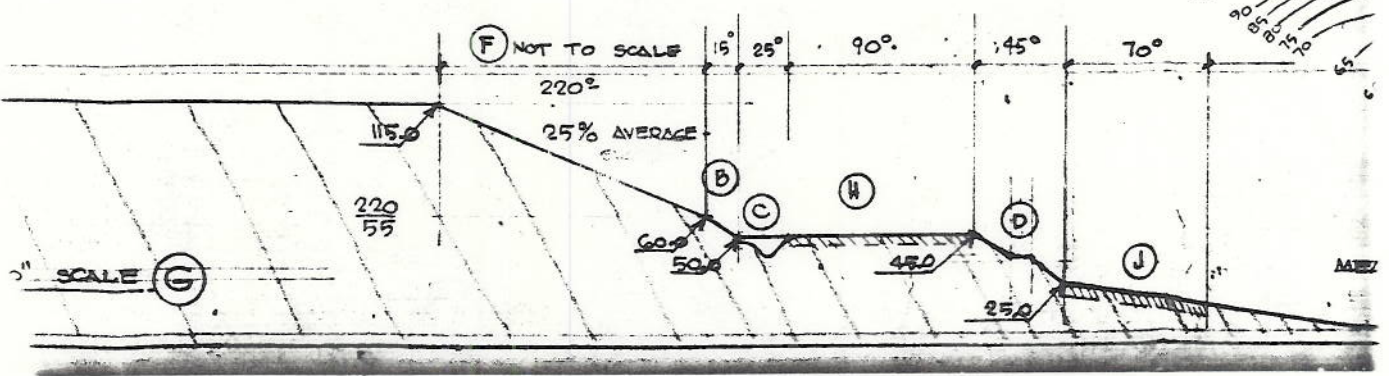
If L.A.County Parks develop this access per my discussion with them  
the proposed budget could amount to Grand Total II as follows:

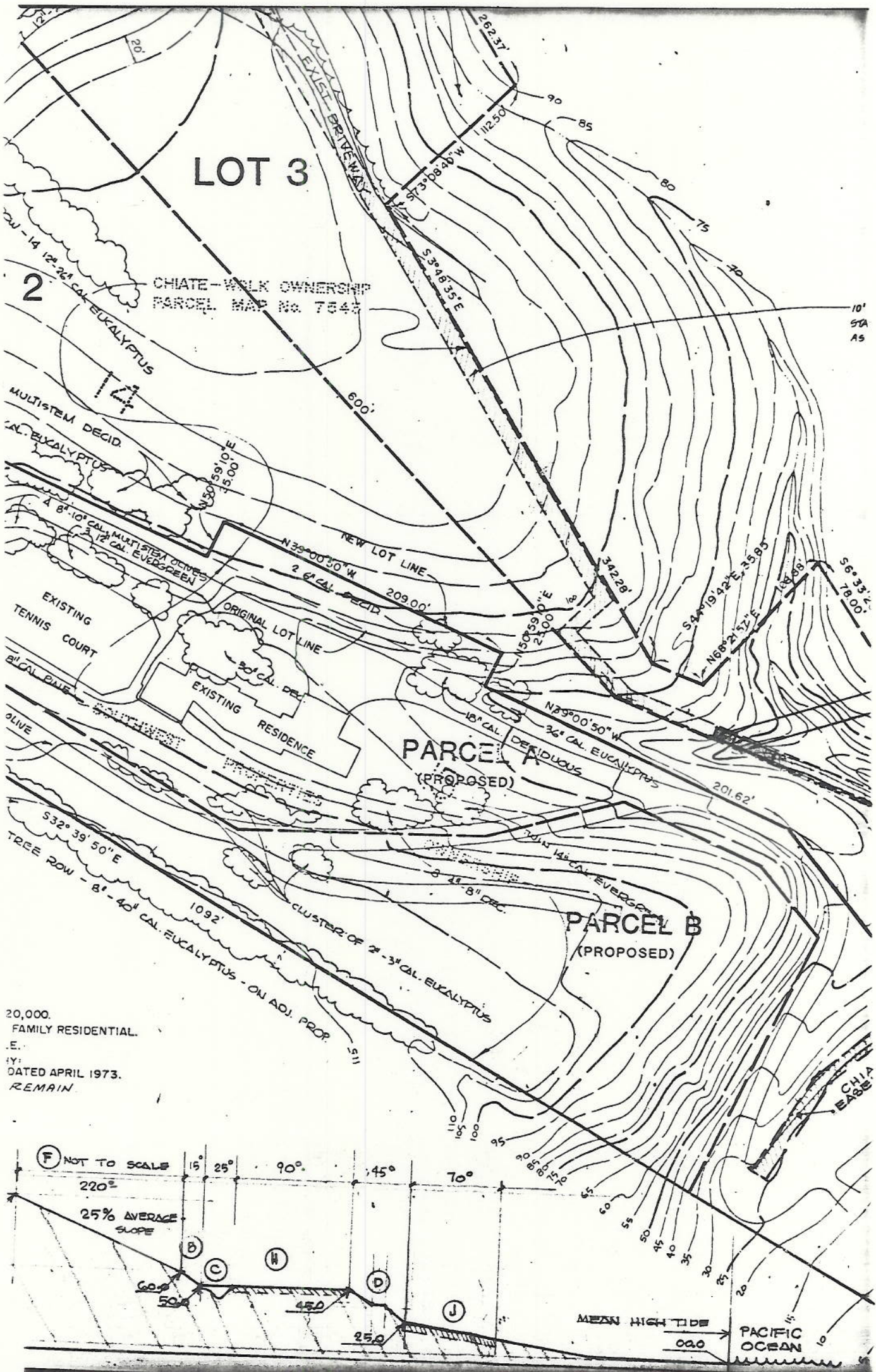
1 wk @ \$300/day L.A.Cty. Parks Labor	\$ 2,100
Engineering Fee @ 8%	\$ 14,416
Sub Total (above)	\$ 180,210
L.A.COUNTY PARKS - <u>GRAND TOTAL II</u>	\$ 196,726



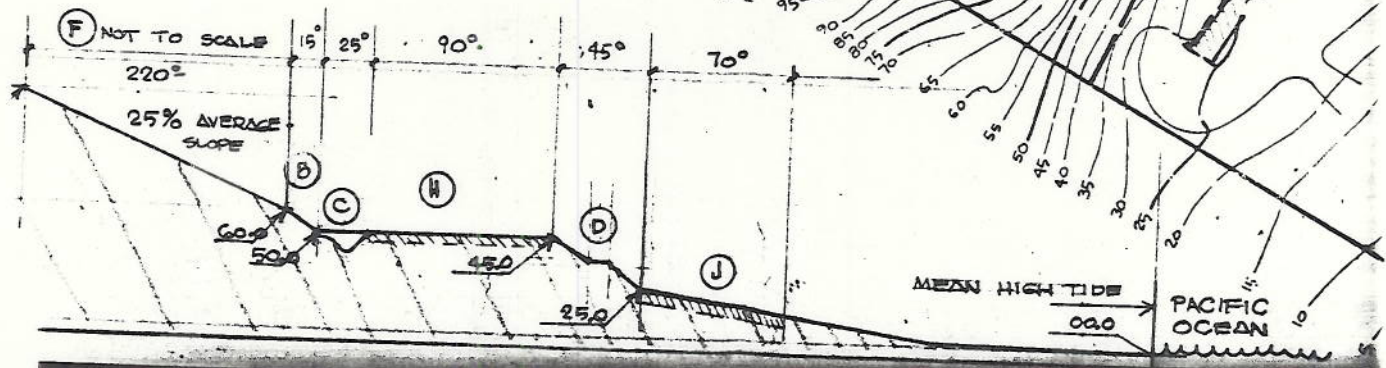
**NOTE:**

1. EXISTING ZONING R-1-20,000.
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
3. SEWERS NOT AVAILABLE.
4. SOURCE OF TOPOGRAPHY: MARIOS QUIROS - MAP DATED APRIL 1973.
5. ALL TREES TO REMAIN.





20,000.  
FAMILY RESIDENTIAL.  
E.  
DATED APRIL 1973.  
REMAIN



-WALK OWNERSHIP  
 L MAP No. 7545

-10' PEDESTRIAN BEACH ACCESS EASEMENT OF  
STATE OF CALIFORNIA RECORDED NOVEMBER,  
AS INSTRUMENT NO. 80-1161952.

PARCEL  
(PROPOSED)

PARCEL B  
(PROPOSED)

CHATE  
EASEMENT

MEAN HIGH TIDE LINE  
126'

PAC

10' PEDESTRIAN BEACH ACCESS EASEMENT OF THE STATE OF CALIFORNIA RECORDED NOVEMBER 18, 1980 AS INSTRUMENT NO. 80-1161952.

**NOTE**

- NO RETAINING WALL REQUIRED AT PCH PARKING
- STAIRWAY 16 - 7½" RISERS • 15 FT LONG (B)
- BRIDGE 25 FT LONG (C)
- STAIRWAY 36 - 6¾" RISERS • 1 LANDING •
- PARKING (E)
- STEEPEST PART OF PATH (F)
- SECTION OF PATH REQUIRING SOME RETAINING WALL
- SECTION OF PATH REQUIRING SOME RETAINING WALL

VICINITY MAP  
SCALE 1" = 2000'

PACIFIC OCEAN

MEAN HIGH TIDE LINE

PACIFIC RIVER CIVIL RD.

KAMAN-DUMS RD.

MALIBU RIVIERA

PARADISE COVE

COAST

WINDING WAY

SECTION TH

(G)

PER TRACT NO. 12935

76.48

35.80

32.54'

28.2'

324'

NIP 32° 12' 24" W

201.62'

S 44° 19' 42" E 35.85'

N 68° 2' 32" E 183.88'

S 6° 33' 20" E 78.00'

Parcel B (PROPOSED)

EASEMENT

PACIFIC OCEAN

HIGH TIDE

0.00

5

10

15

20

25

30

35

40

45

50

55

60

65

70

75

80

A hand-drawn map of a coastline. A thick line represents the coast, with 'PACIFIC' written below it. Above the coast, from left to right, are 'KANAN-DUNG RD.', 'RAMIREZ CYN RD.', and 'WINDING WAY'. To the right of 'WINDING WAY' is 'COAST'. Below the coast line, from left to right, are 'MALIBU RIVIERA' and 'PARADISE COVE'. A small rectangular area is marked on the coast between 'WINDING WAY' and 'PARADISE COVE'. A line labeled 'Hwy 101' points towards the bottom right corner. The word 'PACIFIC' is partially visible at the bottom right.

VICINITY MAP  
SCALE 1" = 2000'

NOTE

- NO RETAINING WALL REQUIRED AT PCH PARKING.
- STAIRWAY 16 - 7 1/2" RISERS. 15 FT LONG (B)
- BRIDGE 25 FT LONG (C)
- STAIRWAY 36 - 6 3/4" RISERS. 1 LANDING. (D)
- PARKING (E)
- STEEPEST PART OF PATH (F)
- SECTION OF PATH REQUIRING SOME RETAINING WALL. (G)
- SECTION OF PATH REQUIRING SOME RETAINING WALL. (H)